

Chapter 9

Scheme 1.5

Drawings

SF Numbers

Program

Outline Spec for Cost Estimate


Cost Estimate

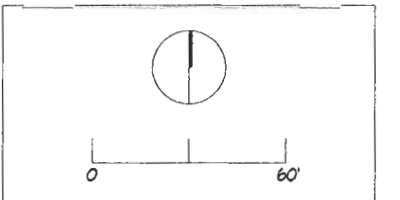
GYMNASIUM
FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

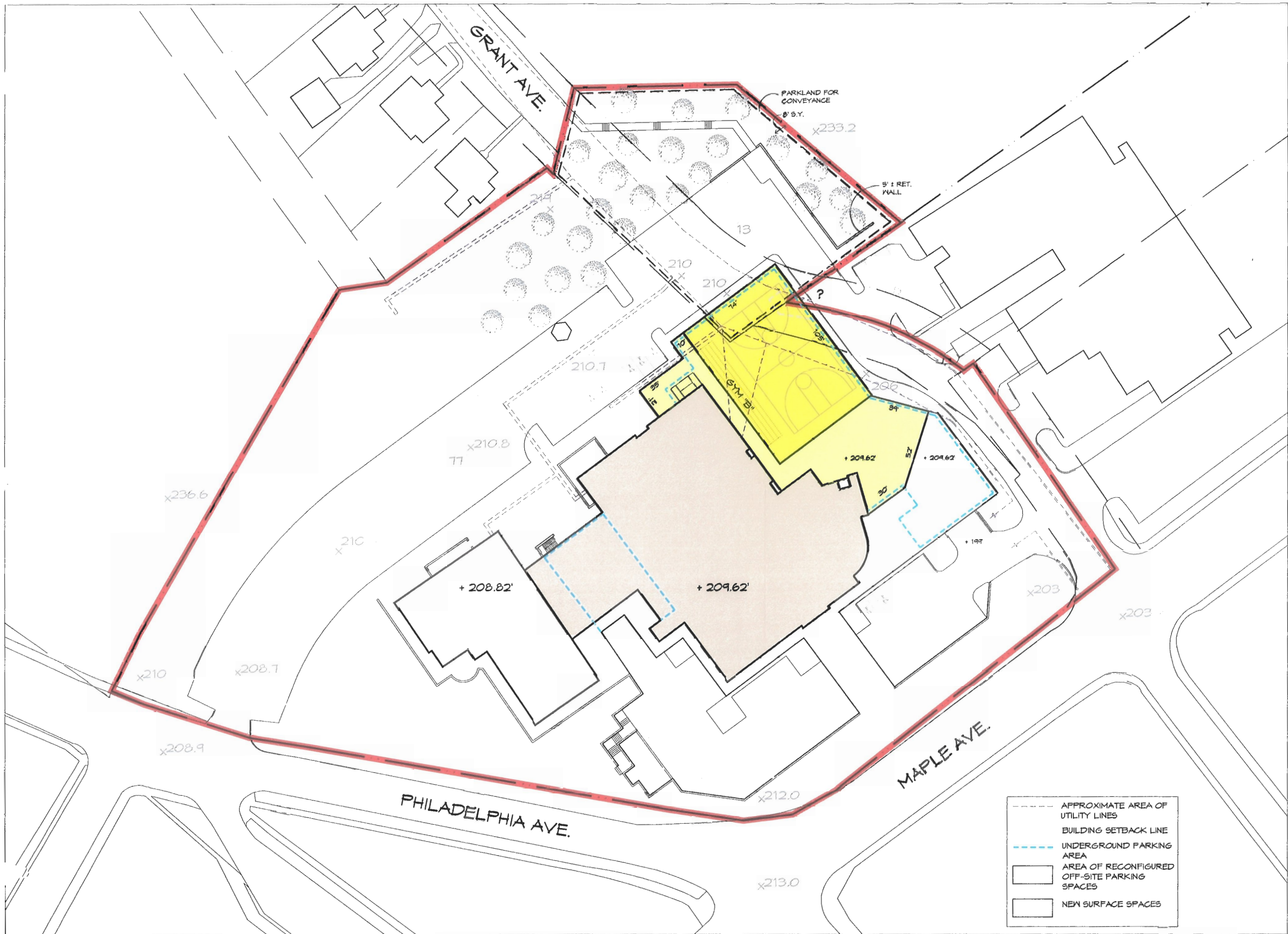
11/01/06

NOTES:
1. GRADES, PROPERTY LINE AND
OTHER SITE INFORMATION APPROX.
NEED SURVEY TO VERIFY. PROPERTY
LINE & BLDG. LOCATION ARE IN
CONFLICT & NEEDS TO BE ADDRESSED.
NEW PROPOSED GYM FACILITY
AREA CALCULATIONS:
-GYM AREA: 7,800 SF
-OTHER AREAS: 5,700 SF

 TOTAL AREA: 13,500 SF
ON SITE PARKING CALCULATIONS:
LEVEL 1:
- SURFACE SPACES:
46 (2 HC)
- ENCLOSED GARAGE SPACES:
39
- OPEN GARAGE SPACES:
0
TOTAL SPACES: 85 (2 HC)
LEVEL 2:
- SURFACE SPACES:
90 (5 HC)
TOTAL SPACES: 90 (5 HC)
TOTAL SPACES, ALL LEVELS:
175 (7 HC)
TOTAL EXIST SPACES:
145 (7 HC)
TOTAL ADDITIONAL SPACES:
30 (0 HC)
OFF SITE PARKING CALCULATIONS:
- ADDITIONAL SPACES TO BE
RECONFIGURED AT P. BRANCH:
8
TOTAL, ON SITE & OFF SITE SPACES:
183



SCH 1.5 - LVL. 2
SITE 4



GYMNASIUM
FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

11/01/06

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NEW PROPOSED GYM FACILITY

AREA CALCULATIONS:

-GYM AREA: 7,800 SF
-OTHER AREAS: 5,700 SF



TOTAL AREA: 13,500 SF

ON SITE PARKING CALCULATIONS:

LEVEL 1:

- SURFACE SPACES: 46 (2 HC)
- ENCLOSED GARAGE SPACES: 39
- OPEN GARAGE SPACES: 0
TOTAL SPACES: 85 (2 HC)

LEVEL 2:

- SURFACE SPACES: 90 (5 HC)
TOTAL SPACES: 90 (5 HC)

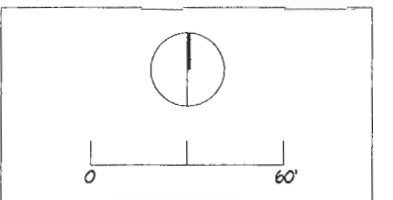
TOTAL SPACES, ALL LEVELS:
175 (7 HC)

TOTAL EXIST SPACES:
145 (7 HC)

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30 (0 HC)

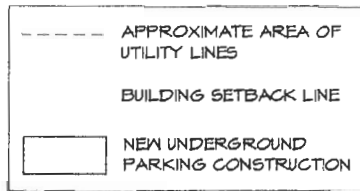
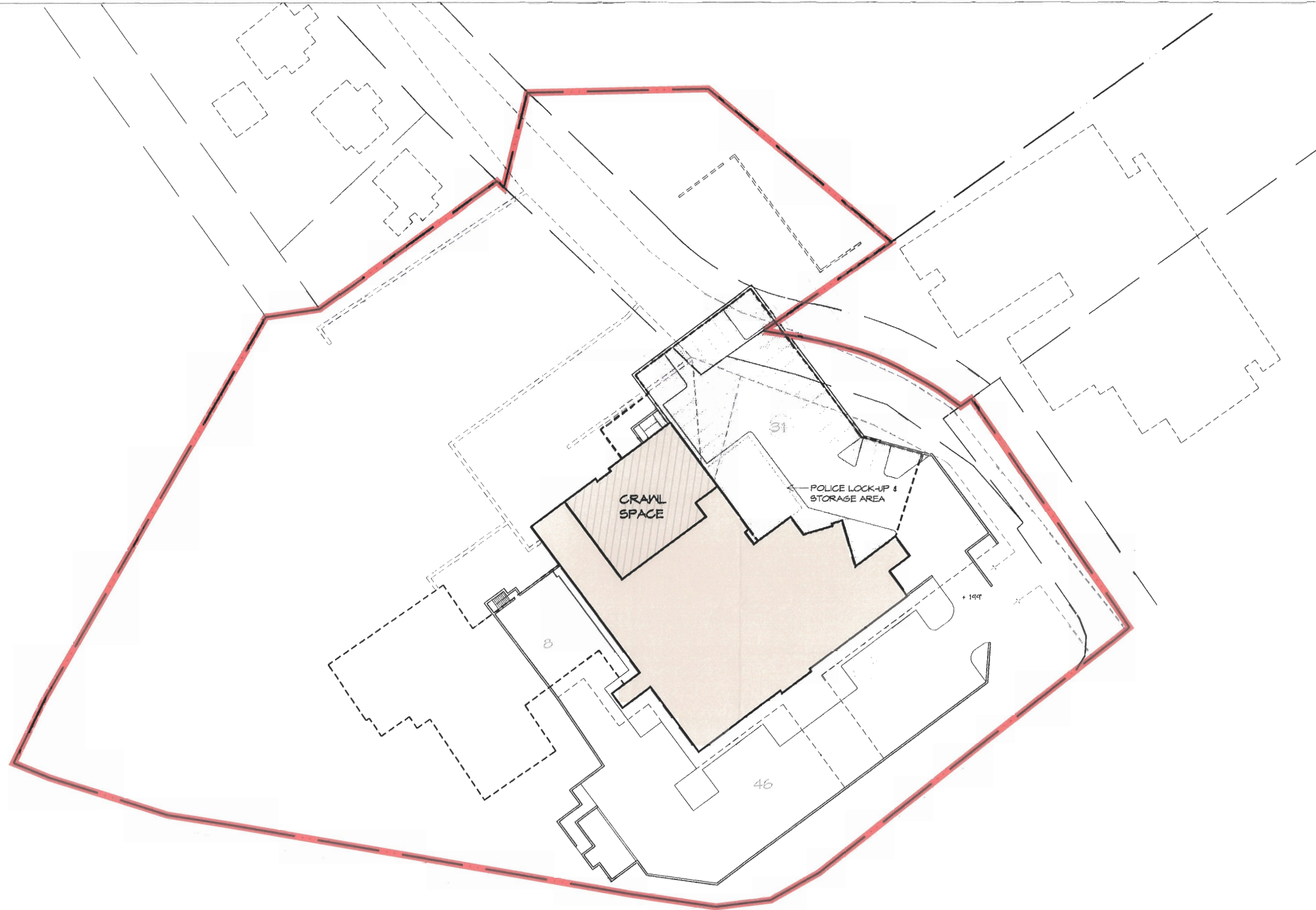
OFF SITE PARKING CALCULATIONS:
- ADDITIONAL SPACES TO BE
RECONFIGURED AT P. BRANCH:
8

TOTAL, ON SITE & OFF SITE SPACES:
183



SCH 1.5 - LVL. 1

SITE 4





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BSA + A

GYMNASIUM
FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

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NEW PROPOSED GYM FACILITY

AREA CALCULATIONS:

-GYM AREA: 7,800 SF

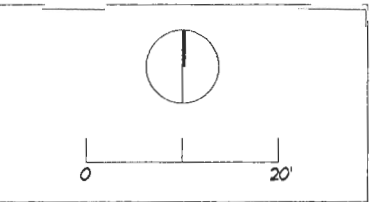
-OTHER AREAS: 5,700 SF

TOTAL AREA: 13,500 SF

NOTES:

1. GRADES, PROPERTY LINE AND
OTHER SITE INFORMATION APROX.
NEED SURVEY TO VERIFY.

2. DIAGRAMMATIC FLOOR PLAN
LAYOUT FROM BSA+A, FOR
FEASIBILITY STUDY/ PRICING ONLY.



SCH 1.5 GYM PLAN
SITE 4



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FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

11/01/06

NEW PROPOSED GYM FACILITY
AREA CALCULATIONS:

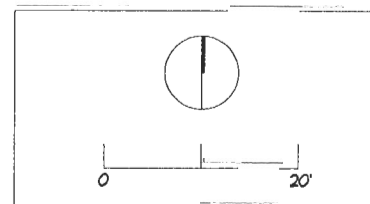
-GYM AREA: 7,800 SF
-OTHER AREAS: 5,700 SF

TOTAL AREA: 13,500 SF

NOTES:

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LAYOUT FROM BSA+A, FOR
FEASIBILITY STUDY/ PRICING ONLY.



SCH 1.5 GYM PLAN
B ALTERNATE
SITE 4

GYMNASIUM
FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

11/01/06

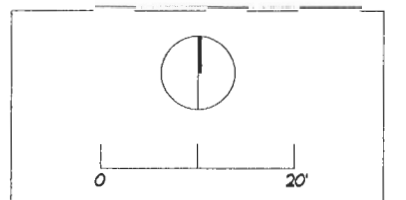
NOTES:

1. DRAWING C3(MANDATORY REFERRAL SUBMISSION 4-28-02) FROM LAWRENCE & ABELL ASSOCIATES LTD., MZX240 FROM SO-DEEP INC. (2-13-06) MUNICIPAL COMPLEX STORMWATER SYSTEM PLAN WAS USED.
2. UTILITY LINE INFORMATION AND LOCATION MAY NOT BE UP TO DATE. NEED TO VERIFY.
3. OVERHEAD ELECTRICAL UTILITY LINES CONNECTED TO PORTABLE BUILDINGS. LOCATION AND INFO APPROX. NEED TO FIELD VERIFY.
4. LINE APPEARS ABANDONED ON PEPCO DRWG
5. ALL UTILITY LINES, DUCT SIZES, AND DIAMETERS NEED TO BE VERIFIED.
6. GAS LINE STAYS, NO RELOCATING NEEDED.
7. CONFLICT WITH LOCATION OF FIBEROPTICS AND ELECTRICAL FROM GIVEN INFORMATION, NEED TO VERIFY.
8. UTILITY LINE RELOCATION INFO FROM ADTEK DWG. IS FOR PRICING ONLY AND SHOWS UTIL. LINES AFFECTING PROPOSED BLDG. AREA ONLY.
9. OVERHEAD ELECTRICAL UTILITY LINE AND POLE LOCATION APPROXIMATE NEED TO FIELD VERIFY.

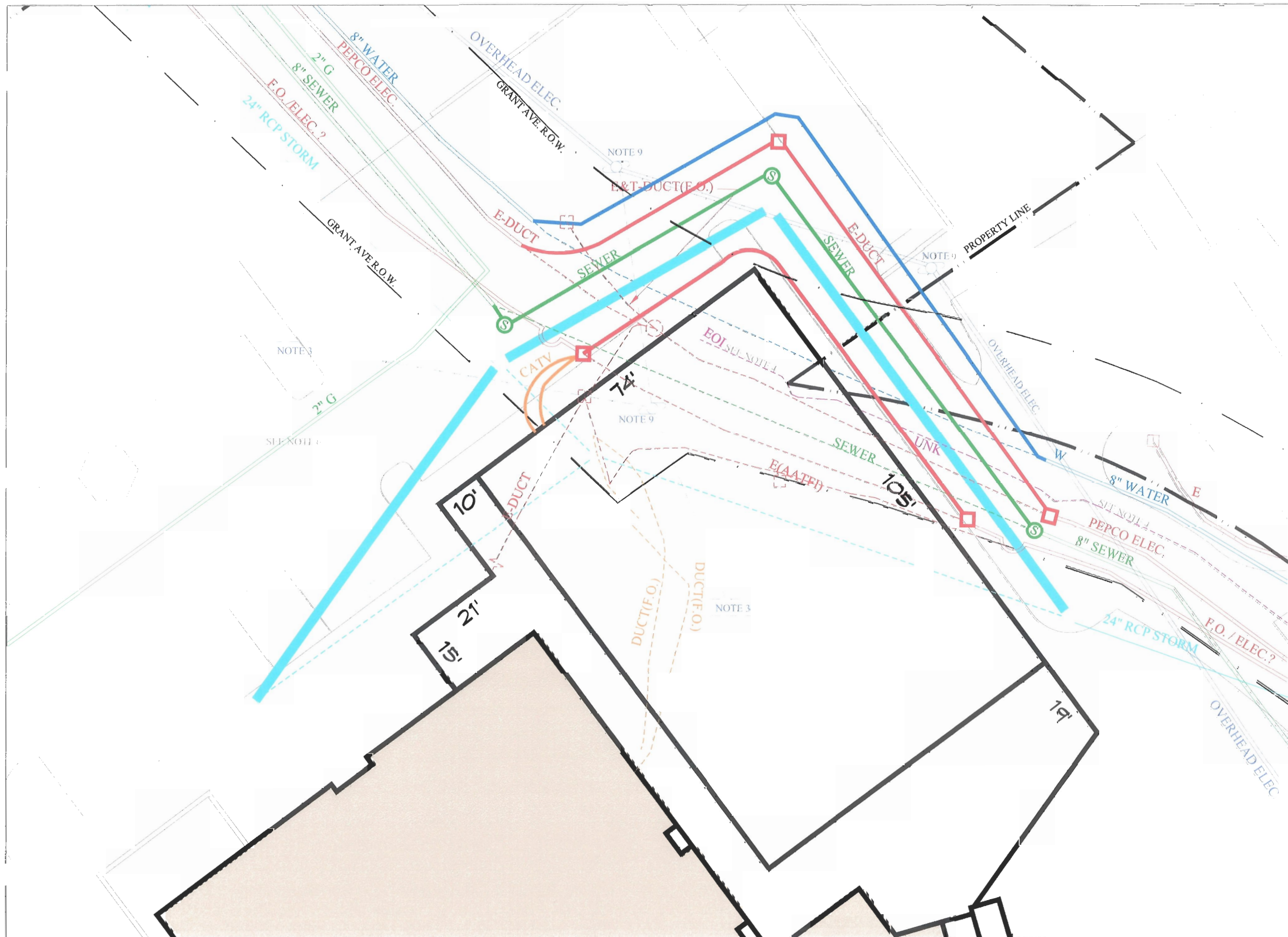
EOI END OF ELECTRONIC
DESIGNATING INFORMATION
F.O. FIBER OPTICS
OVERHEAD ELECTRICAL POLE

KEY

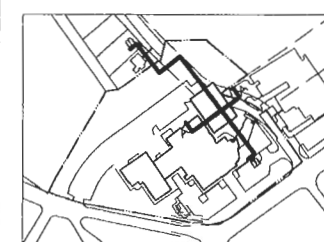
EXISTING UTILITY
RELOCATED UTILITY
REMOVED UTILITY



UTILITY RELOCATION
SCH 1.5



11/01/06

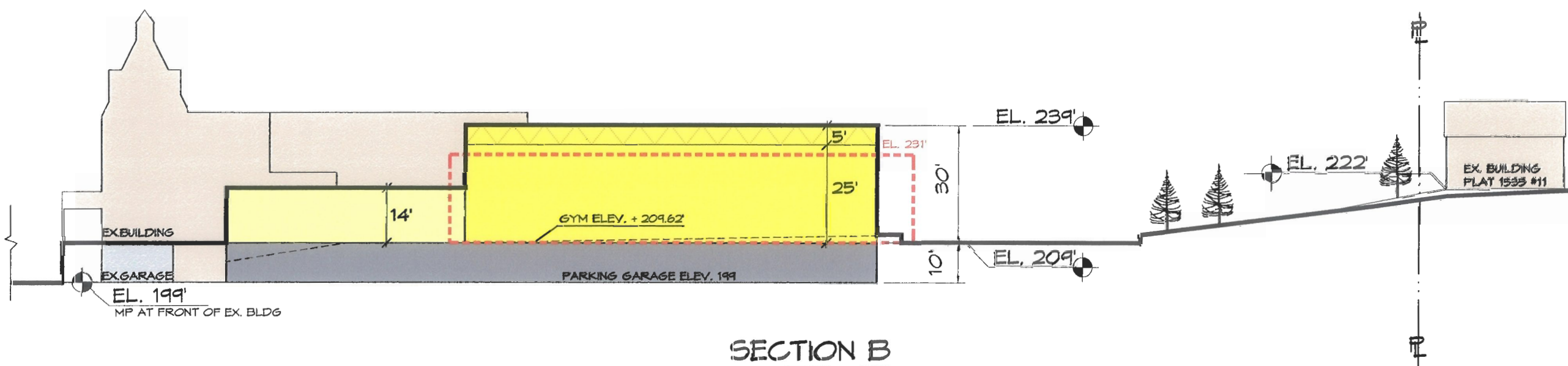
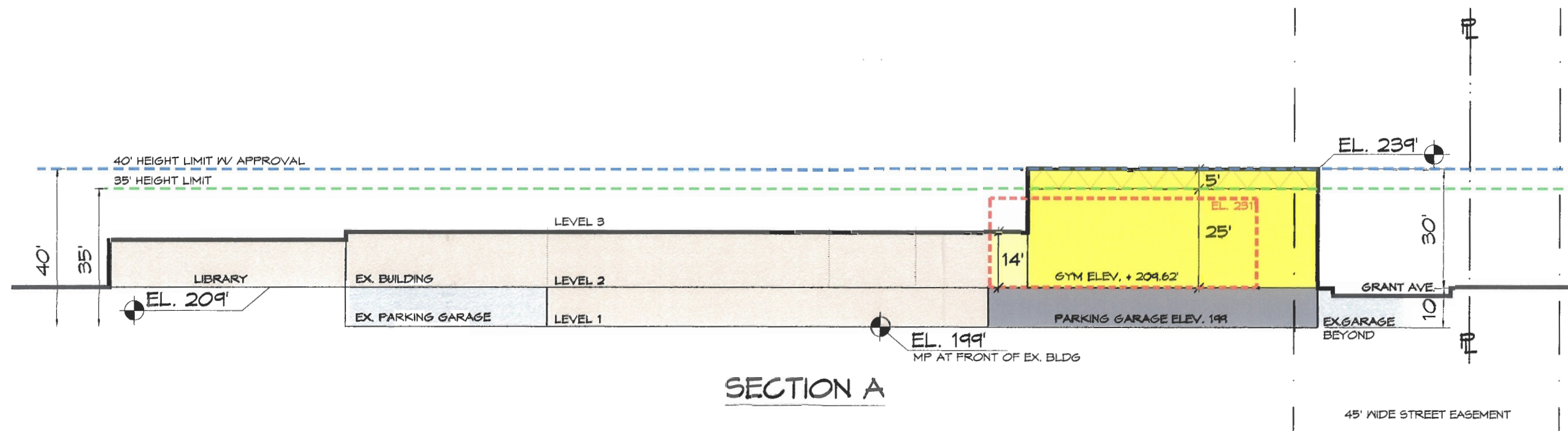


NOTES:
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- GYM ADDITION
- EXIST. PARKING GARAGE
- PARKING GARAGE
- EXIST. BUILDING
- EXIST. GRADE
- GYM PROPOSED BY L. ABELL & ASSOC.

0 30'

SCH 1.5 - SECTION
SITE 4





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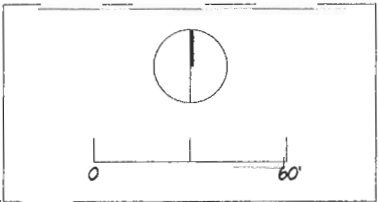
GYMNASIUM
FEASIBILITY STUDY

TAKOMA PARK
COMMUNITY CENTER

11/01/06

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PEDESTRIAN
CIRCULATION 
BICYCLE
CIRCULATION 
AUTOMOBILE
CIRCULATION 



SCH 15 CIRCULATION
PLAN - SITE: 4

ANCL/City of Takoma Park, Gym

Preliminary Bldg. SF

November 1, 2006

These are very preliminary GFA numbers; further review is necessary. Proposed bldg GFA/SF numbers are rounded to the nearest 50.

Sch 1.5, Site 4

Lot Size (based on prev deed info. & land transfer)	186,300 SF	
Maximum Lot Coverage Allowed (R-60)	35%	
Allowable Coverage (GFA)	65,205	
Existing Lot Coverage (Community Plaza & Library)	30,000	
Available GFA for Bldg Expansion	35,205	[if on one level based on max. allowable coverage]

Proposed Bldg.

Floor Level	GFA	El.
<u>Existing</u>		
Level 1/Public Safety Plaza	20,100	198.95
Level 2/ Community Plaza	22,500	209.62
Library	7,500	208.82
Total, Level 2	30,000	
Level 3/ City Administration Plaza	10,500	198.95
Total, Exist. Bldg.	60,600 GFA	

Proposed Addition

		Gym Space Program:		Support Space Program:	
Gymnasium	7,800	Main Court	4,200 NSF	Lockers (2)	700 NSF
		Run-outs	2,100	Toilets (2)	600
Miscellaneous Gym Bldg. Support	5,700	Bleachers	1,000	Office	100
-Locker Rooms, toilets, office,		Misc.	500	Storage	850
storage, lobby, weight room, etc.				Fitness Rm.	700
				Misc. & Circ.	2,750
Gym Bldg. Addition, Proposed	13,500 NSF	TOTAL:	7,800 NSF	TOTAL:	5,700 NSF
Gym Bldg. Addition, Proposed, Exterior Wall Area	600 GFA				
Total Gym Bldg. Addition, Proposed	14,100 GFA				

Total Exist. Bldg. & Proposed Gym Bldg. Addition 74,700 GFA

Lot Coverage, Exist. & Proposed 24% [(30,000 + 14,100) ÷ 186,300]

Existing Parking	Number	Area +/- (SF)
Existing Surface Spaces	128	40,100
Existing Enclosed Garage Spaces	8	3,700
Existing Open Garage Spaces	9	3,200
Total Existing Spaces	145	47,000 SF

Proposed On Site Parking Spaces (New + Exist.)	Number	Area +/- (SF)
Proposed Surface Spaces	136	42,700
Proposed Enclosed Garage Spaces	39	15,000
Proposed Open Garage Spaces	0	0
Total Proposed On Site Spaces	175	57,700 SF

Additional Off Site Parking Spaces (@ PB Gym) 8

Total On and Off Site Parking Spaces 183

**TAKOMA PARK COMMUNITY CENTER
GYMNASIUM EXPANSION SCH. 1.5**

Space Program

11/01/06

SPACE	Size	Quant.	Total NSF	Remarks
Gymnasium				
Main Court Area	4,200	1	4,200	50' x 84' main court
Run-outs	2,100	1	2,100	10.5' ends and 5' sides
Bleachers	1,000	1	1,000	4 rows of 52 per row = 208 seats
Misc.	500	1	500	misc. circulation
SUBTOTAL			7,800	
Lockers	350	2	700	male & female
Toilets	300	2	600	male & female
Office	100	1	100	
Storage	850	1	850	
Fitness Room	700	1	700	(does not meet desired size of 2,000 nsf)
Misc. & Circulation	2,750	1	2,750	
SUBTOTAL			5,700	
TOTAL			13,500	
Level 1: Additional Police Spaces*				
Cells	80	4	320	each cell 8'x10'
Toilets	100	2	200	male & female
Circulation	300	1	300	
Office	180	1	180	
Storage	650	1	650	
TOTAL			1,650	
TOTAL, w/Gymnasium and Police Additior			15,150	

*This info provided for pricing only, still need to verify actual program w/ City

**TAKOMA PARK COMMUNITY CENTER
GYMNASIUM EXPANSION SCH. 1.5 - B ALTERNATE**

Space Program

11/01/06

SPACE	Size	Quant.	Total NSF	Remarks
Gymnasium				
Main Court	4,200	1	4,200	50' x 84' main court
Run-outs	2,100	1	2,100	10.5' ends and 5' sides
Bleachers	1,000	1	1,000	4 rows of 52 per row = 208 seats
Misc.	500	1	500	misc. circulation
SUBTOTAL			7,800	
Lockers	300	2	600	male & female
Toilets	300	2	600	male & female
Office	100	1	100	
Storage	500	1	500	
Fitness Room	1,500	1	1,500	(does not meet desired size of 2,000 nsf)
Misc. & Circulation	2,400	1	2,400	
SUBTOTAL			5,700	
TOTAL			13,500	
Level 1: Additional Police Spaces*				
Cells	80	4	320	each cell 8'x10'
Toilets	100	2	200	male & female
Circulation	300	1	300	
Office	180	1	180	
Storage	650	1	650	
TOTAL			1,650	
TOTAL, w/Gymnasium and Police Additions			15,150	

*This info provided for pricing only, still need to verify actual program w/ City

Preliminary Outline Spec

SCH 1.5

Purpose of this outline spec is to provide pricing guidance for the cost estimator. Information was developed by ANCL and BSA&A. These are for specific items only and are intended to supplement general items noted in a feasibility cost estimate (i.e. typical items such as doors, hardware, plumbing fixtures, lights, etc...). Also note that Structural, MEP, and Civil information is provided for limited pricing guidance only in this information and on the drawings; Providing in depth review of engineering calculations, spec information, drawings is beyond the scope of this feasibility pricing exercise. The limited engineering information provided is for feasibility pricing guidance only.

Assumed start time before construction---18 months

Assumed construction time---12 months

Scheme 1.5 "B" Gym w/ Utilities relocated around gym corner¹

GYMNASIUM OUTLINE SPECIFICATIONS

GENERAL

The City of Takoma Park desires to study the feasibility of building a gymnasium and support spaces adjacent to the existing Takoma Park Community Center.

Given the many challenging site conditions, such as the property lines, topography, soil conditions, utilities and the existing building's needs, the size and configuration of the gym is driven more by these constraints than by the program goals. Still, in an effort to define the minimum and preferred gym configuration, components and furnishings, these outline specifications have been developed.

GYMNASIUM

The gymnasium space itself should be sized to support recreational and athletic activities. As such, a regulation high school sized court (50' x 84') is preferred. Proper end and side run-outs are also needed. End run outs should be 8' minimum,. Side run-outs should be 5' minimum with 6' -- 8' preferred. Two cross courts on non-regulation size should be included, sized to the maximum safe usable floor area. The walls should be constructed of durable material, preferably concrete block. Ceilings should be exposed. The flooring should be carefully considered, and should range from a wood floor system to synthetic or tile sport floor systems. Main court backboards should be rectangular

¹ A schematic drawing showing relocated utility lines was developed by ANCL and ADTEK and is for estimating only. There were possible discrepancies with some PEPCO info and other existing utility lines. There was also no information yet developed on the required easement width that would be required by all various utilities; No invert elevations were readily available. Assumed minimum depth of 4.5'. An approximation of the easement width in the open area around the building was based on existing dimensions in previous drawings for the existing utilities; As the project develops this needs to be engineered in more detail; It is provided now only for estimating at this feasibility stage.

glass. Side court backboards should be rectangular painted wood or fiberglass. All backboards should be height-adjustable (motor-assisted). All backboards should be retractable (forward-fold preferred). All rims should be break-away. Floor striping should be appropriate to the various activities, and should, at a minimum, contain (1) main basketball court, (2) cross basketball courts, (1) main volleyball court, and (2) cross volleyball courts. A roll-away divider curtain, located in the middle of the main court, should be provided. Wall pads behind each backboard (removable for backboards at bleachers) shall be provided. Additional wall pads should be considered for other activities, such as indoor soccer. Roll-away volleyball standards should be provided. Roll-up floor mats for protecting the gym floor should be provided. See Gym Sizes Drawing for gym dimensions.

BLEACHERS

Bleachers are also desired. Standard bleachers, when fully extended, typically are 3' deep. The width should be based on the number of seats (14 max. between aisles) at 20" -- 22" per seat. Aisles should be 3' wide minimum. Three sections of 14 seats across (52 seats total), plus two aisles, will equate to 76 linear feet, or 230 square feet of floor space. So, for every 52 seats desired, 230 square feet of extended area is needed. Bleachers should be manually retractable and lockable. All accessibility requirements should be incorporated. "B" gym size will provide seating for 208, "

LOCKERS

Locker rooms for separate male and female changing are required. No shower facilities are needed. Proximity to restrooms is desired. 40 metal double-tiered lockers (locks provided by users) should be provided per locker room, along with benches, mirrors and other miscellaneous furnishings. Floors should be ceramic tile. Walls should be painted concrete block. Ceilings should be lay-in acoustic tiles.

TOILETS

Male and female public restrooms are required. The total fixture count in each shall be confirmed based on the projected occupant load and the local code requirements. Floors should be ceramic tile. Walls should be painted concrete block. Ceilings should be washable lay-in acoustic tiles. Assume 2 wc and 1 urinal for men's locker room; 2 wc for women's locker room. Ptd mtl tlk stalls; floor mounted.

OFFICE

A small (100 sf) office should be provided. It should be located to provide visual control and supervision of the main lobby. There should also be a window into the gym, for supervision. A data and phone line should be provided. Floor should be VCT. Walls should be painted. Ceiling should be lay-in acoustic tile.

STORAGE

A large storage room, located directly off the gymnasium, is required. There should be metal shelving for athletic equipment. Ample open floor space is needed for roll-away standards, fold-away goals, ball carts and other large equipment. Standard double doors

are required. Floors should be sealed concrete. Walls should be painted concrete block. The ceiling should be exposed.

LOBBY

A main lobby, directly accessible from the exterior, is required. It should provide access to the gym, lockers, toilets and office. Depending on the location and configuration of the gym, secondary access to the existing building lobby is desired. Flooring should be tile. Walls should be painted. The ceiling should be lay-in acoustic tile.

WEIGHT / FITNESS ROOM

If space is available (possibly on a second floor, provided access is appropriate), a weight and fitness room should be included. It should be sized to hold cardio equipment, along with some strength equipment. The flooring should be rubber tiles. The walls should be painted concrete block. The ceiling should be high enough to allow for lay-in tile without fear of damage. Provide allowance for exercise equipment and weight sets

In addition to above, note the following specific material items for cost estimate:

[Note- Structural, MEP , and Civil information is provided for limited pricing guidance only; Providing in depth review of calculations, spec information, drawings is beyond the scope of this feasibility pricing exercise. The engineering information provided is for limited pricing guidance only]

1. Gym Exterior Wall
4" Brick veneer; 2" rigid insulation; 12" CMU grouted w/ reinforcing; w/ Painted interior surfaces; sound absorbing block at 15' above floor
2. Gym Interior Wall
12" CMU; w/ painted interior surfaces
3. Support Space exterior wall
4" Brick veneer, 2" rigid insulation; 8"CMU; w/ painted interior surfaces
4. Support Space interior wall
8" CMU, w/ painted interior surfaces
5. Windows
2" x 4" coated alum frame w/ insulating safety glass; assume 5'x 5' opng, w/2 opngs per 25lf of exterior wall; located at 15' above grade
6. Entrance
2" x 4" coated alum frame; 7'-6" hgt w/ transom 2' high; 2 sets of double doors w/ vestibule
7. Skylights
5'x 5' plastic w/integral curb; insulating, condensation proof; 16 units in gym roof
8 units in support spaces

8. Interior Partition Wall
8" cmu painted
9. Roof System
Gym roof, 4' mtl joists 6' oc, w/ 2" mtl pan, tapered rigid insulation, single ply membrane system w/ guarantee; metal flashing; ptd finishes exposed,;no clg
10. Foundation Walls/Stl Structural support
Parking level/gym support, 12" conc.
Gym floor supported on 8" conc. slab w/ 8" drops; 20' x 30' grid; col on 12" thick 3'x3' spread footings bearing on rock at 12' below grade;
Waterproofing on conc. below grade, foundation drainage system
11. Foundation slab
6" conc. slab on grade for parking levels
[where concrete slab on grade for gym sub floor over compacted fill w/ existing soil removed to 4' and replaced with compacted file at Scheme 3.2 only]
12. Foundation Footings
12" x 3' wide reinf continuous conc. footing
13. Floor
VAT in corridors; Tile floor in lockers and bathrooms; VAT in support rooms, office, wgt room w/ rubber mat covering
14. Ceiling
2x2 lay-in clg in all support areas; 2x2 lay in washable surface for toilet rooms
15. Gym Floor
Gym flooring maple hardwood floor, painting for sports layouts with integral mtl system sleepers over concrete slab; provide vapor barrier and resiliant isolation sleeper systems for gym floor; Conc. Sub floor above parking area; 8" concrete slab with 8" drops; possible manuf: Wood floor, Robbins Air Channel Classic; Synthetic floor, Mondo-Advance triple layer
16. Corridor Floor
VAT; multiple colors/pattern
17. Bathroom Finishes
Ceramic tile finishes to 8', ptd cmu above
18. Site work
Conc. Sidewalk and entrance plaza, broom finish; Stone veneer retaining walls and Misc landscaping; provide allowance for trees, flowers, shrubs at building perimeter; 5" caliper tree landscaping at rear 20 trees; With additional 8 trees at new retaining walls; Provide concret deck, with waterproofing, at entrance and junction to exist building over existing parking

19. Mechanical

2 separate RTU at gym roof; 2 separate RTU over support space; assume new mechanical system (HVAC) independent from existing building; tie in to existing fire sprinkler system gym and support rooms; fire alarm system; assume increase existing fire sprinkler pump system and alarm system .

20. Electrical

Locate sub panels for Gym in gym support space; tie in Gym electrical to existing generator system for emergency lighting only; tie in at existing ctr electrical room; assume w/ 100' conduit run allowance to main electric room.

21. Plumbing

Plumbing tie in to existing sanitary line at center assume 50' of slab to connect through and patch

22. Utilities; Relocation

Scheme 1.5 only-- Assume relocation of water, sanitary, electric, and gas, storm,² around corner of gym

Scheme 3.2 only-- Assume no relocation of water, sanitary, electric; 2" gas will be relocated around proposed building location; remove 24" rep at proposed gym location

23. Excavation/Fill

Assume rock at 12' below grade for footings;

At slab on grade above fill assume removal of fill to 5' below grade and replacement with compacted soil to grade for slab (scheme 3.2 only)

24. Gym Equipment

4 retractable basketball supports, motorized;
2 volleyball setups, in floor, movable bleachers for 200, floor mats 300 sf, wall mats 300 sf 1 electric score board 6' x 10', misc posters and decoration, bulletin boards, sports equip misc. carts; room divider net w/motorized 70' length 25' hgt; Office furniture; weight room equipment

25. Building Telephone

Tie in to existing, 4 phone locations

26. Building Security

Tie in to existing; motion sensors, door alarms

² There is a need to verify exact location of 24" rep which is close to the building and what clearance easement the City will require.

[Lower level police lock-up rooms/cells assume 4 cells, 1 storage room, 2 toilets, 1 office, and circulation corridor. --Occurs on Sch 3.2, and 1.5 only³]

27. Equipment/Elevator/Stairs

No elev, no stairs; ladder access to roof; 1 exposed conc. Stair at parking below grade

28. Specialties

Separate prices/add-ones

Towers, decorative brick, Victorian details, 3 corners of gym; 10' hgt⁴
Brick embellishments; decorative brick pattern, multicolor brick, corbel at parapet
Entrance canopy, decorative entrance canopy, brick and aluminum
Infrastructure and preparation, utility relocation costs, parking facility costs
Landscaping costs, Building costs, the cost of optional amenities such as locker facilities, weight room, entrance canopy

29. "Green" Systems

Separate prices/add-ones

Solar hot water systems for Gym lavatory only,
Synthetic wood gym floor
Painting systems, low odor
5000 watt Photo voltaic panels for exterior lighting; panels on roof; supplement regular lighting
5000 watt Photo voltaic panels for interior lighting; panels on roof; supplement regular lighting

"Green Roof " in lieu of regular roofing; assume increased roof structure and wall structure for increase in live and dead loads, 18" depth of soil and roof structure; planting of various grasses and other miscellaneous plant material, 5' wide walkway around perimeter of roof, cross aisles between walkways; 42" hgt metal railing around perimeter. Stair access to roof from exterior. Single-ply membrane roofing w/ additional drainage and landscape drainage mat.

³ Assume for Police level 1 new sf; pricing estimate Total 1650 SF----4 cells-- 320 sf; 2 toilets-- 200 sf; circulation---300sf; Office---180 sf; Program still needs development; this info is provided for pricing info only; still need to verify actual program with City.

⁴ For pricing only the information was taken from existing construction drawings showing details of roof towers and perimeter decorative roof. This is not necessarily the final design but is intended to allow for some money to b included along the lines of the "Victorian" design already established and most likely will continue as the project develops as was discussed with the City.

Takoma Park Community Center Gymnasium Feasibility Study

ANCL Architects

Feasibility Study - Cost Estimate by Sked Consulting
SCHEME 1.5

31-Oct-2006

Clarifications and Qualifications

Notes regarding this estimate:

This estimate is based upon plans, sections, etc. given to A. Sked on October 16th 2006 together with an outline spec. Included were plans of each level of each scheme plus a building section, site plan and site utility plan for each scheme. An outline specification was also available. Continuous discussions took place with the project architect.

This estimate assumes an unpredictable market condition due to high energy, etc. prices; recent shortages of materials due to hurricanes, and a heavy construction workload in the USA; it is very difficult to assess future price trends at this time. Escalation has been very significant the past two years.

This is a feasibility study to examine and compare different schemes and to let the Client see the consequences of choosing one scheme rather than another. We are NOT attempting to assess the low bid that any scheme may attract but to recommend what in our view is a reasonable budget for future work.

The study assumes that the design of the project will be completed and the project ready to commence in eighteen months and a construction period of 12 months. Escalation has been calculated over a period of two years to the midpoint of construction. Escalation has been estimated at 8% per year over this period of time. A design contingency factor of 15% has been included to cover the lack of detail at this early stage in design. A construction contingency factor of 5% has been included to cover change orders during construction due to unknown conditions, owners instructions, etc.

This estimate excludes:

Professional fees, testing, inspections, cost of land, legal and accounting fees, moving expenses, furniture, furnishings and equipment except as specifically itemized in this estimate, hazardous material removal and abatement. Interior landscaping. Additional costs for work done in phases or out of sequence working. Any costs in connection with security measures. Commissioning, cabling, audio/video equipment, telephone systems and installation.

This cost estimate is based upon certain information. The scope of the estimate should be reviewed for completeness and to ensure that our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This estimate represents our opinion of probable costs. We have exercised due professional diligence in preparing this estimate/study. As we have no control over material selection, market conditions, bidding, etc. no guarantee is given or implied with this study/estimate.

Takoma Park Community Center

Gymnasium Feasibility Center

General Summary

	Scheme 1.50		Scheme 3.20		Scheme 1.60
	\$		\$		\$
Parking Garage	\$1,117,940	Parking Garage	\$818,872	Parking Garage	\$1,168,983
Police / Storage	\$337,163	Police / Storage	\$365,064	Police / Storage	\$0
Gymnasium	\$1,398,536	Gymnasium	\$1,574,501	Gymnasium	\$1,198,530
Support Space	\$1,003,874	Support Space	\$1,078,195	Support Space	\$322,943
Site Work	\$656,390	Site Work	\$1,065,681	Site Work	\$662,755
Site Utilities	\$152,393	Site Utilities	\$14,410	Site Utilities	\$4,000
Sub-total	\$4,666,296		\$4,916,722		\$3,357,211
Add					
GC, Fee, Bond	\$839,933		\$885,010		\$604,298
Design Contingenc	\$825,934		\$870,260		\$594,226
Escalation	\$1,013,146		\$1,067,519		\$728,918
Constr. Contingenc	\$367,265		\$386,976		\$264,233
Total	\$7,712,575		\$8,126,486		\$5,548,885

Scheme 1.50

\$

Parking Garage:**Foundations:**

Excavate for column foundations	216	CUYD	14.00	\$3,024	
Dispose excess soil	31	CUYD	22.00	\$688	
Backfill	185	CUYD	9.00	\$1,663	
Prepare for concrete	600	SQFT	2.00	\$1,200	
Extra for breaking out rock	216	CUYD	80.00	\$17,280	
Concrete in column foundations	31	CUYD	200.00	\$6,253	
Rebar in column foundations	2,400	LBS	1.00	\$2,400	
Formwork to sides of column foundations	643	SQFT	9.00	\$5,789	
Excavate for wall foundations	225	CUYD	14.00	\$3,151	
Dispose excess soil	51	CUYD	22.00	\$1,122	
Backfill	174	CUYD	9.00	\$1,566	
Prepare for concrete	225	SQFT	2.00	\$450	
Extra for breaking out rock	216	CUYD	80.00	\$17,280	
Concrete in wall foundations	29	CUYD	200.00	\$5,787	
Rebar in wall foundations	1,240	LBS	1.00	\$1,240	
Formwork to sides of wall foundations	496	SQFT	9.00	\$4,464	
Perimeter insulation	250	SQFT	1.00	\$250	
Perimeter drain	992	LNFT	18.00	\$17,856	
Sub-total				\$91,462	\$91,462

Slab on Grade

6" Concrete slab on grade	11,325	SQFT	6.25	\$70,781	
Additional thickening at pedestrian areas - allow	1,900	SQFT	5.00	\$9,500	
Metal angle or curb - allow	373	LNFT	20.00	\$7,460	
Sub-total				\$87,741	\$87,741

Structural Slab and Support

Concrete in columns	22	CUYD	225.00	\$5,040	
Formwork to columns	1,728	SQFT	12.00	\$20,736	
Rebar in columns	7,200	LBS	1.00	\$7,200	
Finish to Columns	1,728	SQFT	1.50	\$2,592	
Concrete in beams	67	CUYD	220.00	\$14,784	
Formwork to beams	2,304	SQFT	12.00	\$27,648	
Rebar in beams	7,200	LBS	1.00	\$7,200	
Finish to beams	2,304	SQFT	1.50	\$3,456	
Concrete in 8" structural slab	284	CUYD	215.00	\$61,060	
Formwork to soffit of slab	9,814	SQFT	15.00	\$147,210	
Rebar in slab	90,800	LBS	1.00	\$90,800	
Concrete in drop panels	40	CUYD	225.00	\$9,005	
Formwork to sides and soffits of drop panels	2,094	SQFT	18.00	\$37,686	
Rebar in drop panels	6,144	LBS	1.00	\$6,144	
Finish to concrete	11,908	SQFT	1.20	\$14,289	
Sub-total				\$454,850	\$454,850

Basement Exterior Walls

Concrete in walls	121	CUYD	215.00	\$26,015	
Formwork to walls	6,200	SQFT	12.00	\$74,400	
Rebar in walls	12,400	LBS	1.00	\$12,400	
Finish to walls	6,200	SQFT	1.50	\$9,300	
Waterproofing and protection board	3,100	SQFT	5.00	\$15,500	
Strengthen beam adjacent to existing Garage	1	LSUM	25,000.00	\$25,000	
Sub-total				\$162,615	\$162,615

Interior Partitions and Doors

8" CMU partition	750	SQFT	16.00	\$12,000	
8" Bond beam	4	LNFT	22.00	\$88	
Single door and frame, include hardware	1	EACH	990.00	\$990	

Sub-total				\$13,078	\$13,078
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Interior Finishes

Epoxy finish/sealer at floor	11,325	SQFT	5.00	\$56,625	
Striping	324	LNFT	0.65	\$211	
Misc. additional striping for h'cap signs, etc	1	LSUM	100.00	\$100	
Paint walls - exterior	2,480	SQFT	0.60	\$1,488	
Paint walls - new partition	750	SQFT	0.60	\$450	
Paint columns	1,440	SQFT	0.60	\$864	
Paint single door and frame	1	EACH	55.00	\$55	
Paint ceilings and drop panels	11,840	SQFT	0.70	\$8,288	
Sub-total				\$68,080	\$68,080

Stair

Exterior concrete stair; include exc, shoring, foundations, slab on grade, basement walls, concrete stair and h/rails; painted, lighting, but no HVAC:- allow	1	LSUM	80,000.00	\$80,000	
Sub-total				\$80,000	\$80,000

Specialties and Equipment

Allow for Garage Equipment	1	LSUM	23,000.00	\$23,000	
Allow for signage and misc. items	1	LSUM	2,000.00	\$2,000	
Sub-total				\$25,000	\$25,000

HVAC

Allowance	11,402	GSF	4.00	\$45,608	
Sub-total				\$45,608	\$45,608

Plumbing

Allowance	11,402	GSF	3.50	\$39,907	
Sub-total				\$39,907	\$39,907

Electrical

Allowance	11,402	GSF	17.40	\$198,395	
Sub-total				\$0	\$0

Fire Protection

Allowance	11,402	GSF	4.35	\$49,599	
Sub-total				\$49,599	\$49,599

Site Preparation - see Site Work for Scheme 1.50
 Site Development - see Site Work for Scheme 1.50
 Utilities - see Site Work for Scheme 1.50

TOTAL PARKING GARAGE				\$1,117,940	<u>\$1,117,940</u>
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Police and Storage

Foundations:

Excavate for column foundations	36	CUYD	14.00	\$504	
Dispose excess soil	5	CUYD	22.00	\$115	
Backfill	31	CUYD	9.00	\$277	
Prepare for concrete	100	SQFT	2.00	\$200	
Extra for breaking out rock	36	CUYD	80.00	\$2,880	
Concrete in column foundations	5	CUYD	200.00	\$1,042	
Rebar in column foundations	400	LBS	1.00	\$400	
Formwork to sides of column foundations	1,179	SQFT	9.00	\$10,613	
Sub-total				\$16,031	\$16,031

Slab on Grade

6" Concrete slab on grade	1,650	SQFT	6.25	\$10,313	
Sub-total				\$10,313	\$10,313

Structural Slab and Support

Concrete in columns	4	CUYD	225.00	\$840	
Formwork to columns	288	SQFT	12.00	\$3,456	
Rebar in columns	1,200	LBS	1.00	\$1,200	
Finish to Columns	288	SQFT	1.50	\$432	
Concrete in beams	25	CUYD	220.00	\$5,441	
Formwork to beams	848	SQFT	12.00	\$10,176	
Rebar in beams	2,650	LBS	1.00	\$2,650	
Finish to beams	848	SQFT	1.50	\$1,272	
Concrete in 8" structural slab	45	CUYD	215.00	\$9,675	
Formwork to soffit of slab	1,444	SQFT	15.00	\$21,660	
Rebar in slab	13,600	LBS	1.00	\$13,600	
Concrete in drop panels	7	CUYD	225.00	\$1,501	
Formwork to sides and soffits of drop panels	349	SQFT	18.00	\$6,281	
Rebar in drop panels	1,024	LBS	1.00	\$1,024	
Finish to concrete	1,793	SQFT	1.20	\$2,152	
Sub-total				\$81,360	\$81,360

Basement Exterior Walls**Not applicable****Sub-total****Interior Partitions and Doors**

8" CMU partition	2,990	SQFT	16.00	\$47,840	
Extra for cell partitions	636	SQFT	5.00	\$3,180	
8" Bond beam	46	LNFT	22.00	\$1,012	
Cell door and frame, include hardware	4	EACH	5,500.00	\$22,000	
Single door and frame, include hardware	4	EACH	990.00	\$3,960	
Double door and frame include hardware	2	PAIR	1,650.00	\$3,300	
Sub-total				\$81,292	\$81,292

Interior Finishes

Ceramic floor tiles	200	SQFT	12.50	\$2,500	
VCT	480	SQFT	3.70	\$1,776	
Concrete sealer	970	SQFT	2.00	\$1,940	
Exposed ceilings - painted	970	SQFT	2.50	\$2,425	
2' x 2' Lay-in ceiling	480	SQFT	3.75	\$1,800	
2' x 2' Lay-in ceiling, washable surface	200	SQFT	5.00	\$1,000	
Paint CMU walls	7,173	SQFT	0.60	\$4,304	
Paint single door and frame	8	EACH	55.00	\$440	
Paint double door and frame	2	EACH	75.00	\$150	
Interface/8" CMU next ex. Wall - allow	2,130	SQFT	20.00	\$42,600	
Extra for ceramic tile wainscot 8' high	646	SQFT	12.00	\$7,752	
Ceramic tile base	80	LNFT	13.00	\$1,040	
Other bases - average cost	657	LNFT	7.00	\$4,599	
Sub-total				\$72,326	\$72,326

Specialties and Equipment

Allow for cell equipment	1	LSUM	7,500.00	\$7,500	
Allow for toilet accessories	1	LSUM	1,250.00	\$1,250	
Allow for interior glazing	1	LSUM	1,500.00	\$1,500	
Allow for storage shelving, etc.	1	LSUM	1,000.00	\$1,000	
Allow for signage and misc. items	1	LSUM	250.00	\$250	
Sub-total				\$11,500	\$11,500

Stair

Not Applicable	1	LSUM		\$0	
Sub-total				\$0	\$0

HVAC					
Allowance	1,865	GSF	12.50	\$23,313	
Sub-total				\$23,313	\$23,313
Plumbing					
Allowance	1,865	GSF		\$0	
Sub-total			5.25	\$0	\$0
Electrical					
Allowance	1,865	GSF	17.40	\$32,451	
Sub-total				\$32,451	\$32,451
Fire Protection					
Allowance	1,865	GSF	4.60	\$8,579	
Sub-total				\$8,579	\$8,579
Site Preparation - see Site Work for Scheme 1.50					
Site Development - see Site Work for Scheme 1.50					
Utilities - see Site Work for Scheme 1.50					
TOTAL POLICE AND STORAGE				\$337,163	<u>\$337,163</u>
Gymnasium					
Foundations:					
Not Applicable					
Sub-total					
Slab on Grade					
Not Applicable					
Sub-total					
Structural Roof Slab and Support					
Steel beams and bar joists supporting roof	7,732	LBS	1.25	\$9,665	
2" Galvanised metal deck	7,732	SQFT	2.20	\$17,010	
Sub-total				\$26,675	\$26,675
Exterior Walls					
4" Brick veneer, 2" r/ins and 12" CMU reinf and grouted	7,691	SQFT	44.00	\$338,404	
Extra for sound absorbing block	4,755	SQFT	3.00	\$14,265	
Allow for architectural features	1	LSUM	40,000.00	\$40,000	
Eaves detail	367	LNFT	55.00	\$20,185	
Aluminum windows	750	SQFT	65.00	\$48,750	
Double doors	2	PAIR	5,500.00	\$11,000	
Bond beams at windows and doors	194	LNFT	22.00	\$4,268	
Lintel at windows and doors	194	LNFT	20.00	\$3,880	
Sill at windows	150	LNFT	35.00	\$5,250	
Flashing at windows and doors	628	SQFT	6.00	\$3,768	
Thru wall flashing	734	SQFT	6.00	\$4,404	
Sealant	681	LNFT	4.00	\$2,724	
Sub-total				\$496,898	\$496,898
Roof Finishes and Accessories					
Single membrane roofing over tapered insulation	7,370	SQFT	12.00	\$88,440	
Skylights- 5' x 5'	16	EACH	750.00	\$12,000	
Upstands at skylights and roof perimeter	678	LNFT	8.00	\$5,424	
Allow for roof drainage	1	LSUM	5,000.00	\$5,000	
Sub-total				\$110,864	\$110,864

Interior Partitions and Doors

12" CMU partition	2,389	SQFT	18.00	\$43,002	
8" Bond beam	28	LNFT	20.00	\$560	
Double door and frame include hardware	4	PAIR	1,650.00	\$6,600	
Sub-total				\$50,162	\$50,162

Interior Finishes

Maple hardwood floor on sleepers	7,770	SQFT	10.00	\$77,700	
Paint for sports layout	7,770	SQFT	incl	\$0	
Exposed ceilings - painted	7,770	SQFT	2.50	\$19,425	
Paint CMU walls	9,720	SQFT	0.60	\$5,832	
Allow at window sill/surround	600	LNFT	10.00	\$6,000	
Paint double door and frame	6	EACH	75.00	\$450	
Base	322	LNFT	7.00	\$2,254	
Sub-total				\$111,661	\$111,661

Specialties and Equipment

Bleachers, folding - 3' deep seats (208 #)	1	LSUM	31,200.00	\$31,200	
Retractable b'ball supports - motorized (4 #)	1	LSUM	25,000.00	\$25,000	
Volleyball set-ups, in floor - movable (2#)	1	LSUM	6,500.00	\$6,500	
Floor mats	300	SQFT	6.00	\$1,800	
Wall mats	300	SQFT	6.00	\$1,800	
Electric scoreboard - 6' x 10' (1#)	1	LSUM	10,000.00	\$10,000	
Room divider net w/ motorized 70' length x 25' high (1#)	1	LSUM	30,000.00	\$30,000	
Misc. equipment, boards, posters, carts - allowance	1	LSUM	15,000.00	\$15,000	
Sub-total				\$121,300	\$121,300

Stair

Not Applicable

Sub-total**HVAC**

Allowance	8,307	GSF	34.50	\$286,592	
Sub-total				\$286,592	\$286,592

Plumbing

Allowance	8,307	GSF	1.50	\$12,461	
Sub-total				\$12,461	\$12,461

Electrical

Allowance	8,307	GSF	17.40	\$144,542	
Sub-total				\$144,542	\$144,542

Fire Protection

Allowance	8,307	GSF	4.50	\$37,382	
Sub-total				\$37,382	\$37,382

Site Preparation - see Site Work for Scheme 1.50

Site Development - see Site Work for Scheme 1.50

Utilities - see Site Work for Scheme 1.50

TOTAL GYMNASIUM				\$1,398,536	<u>\$1,398,536</u>
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Support Space**Foundations:**

Excavate for wall foundations	54	CUYD	14.00	\$756	
Dispose excess soil	12	CUYD	22.00	\$264	
Backfill	42	CUYD	9.00	\$378	
Prepare for concrete	177	SQFT	2.00	\$354	
Extra for breaking out rock	1	CUYD	80.00	\$80	
Concrete in wall foundations	7	CUYD	200.00	\$1,400	
Rebar in wall foundations	295	LBS	1.00	\$295	

Formwork to sides of wall foundations	118	SQFT	9.00	\$1,062	
Perimeter insulation	236	SQFT	1.00	\$236	
Perimeter drain	59	LNFT	18.00	\$1,062	
12" CMU Foundation wall	177	SQFT	18.00	\$3,186	
Waterproofing and protection board	177	SQFT	5.00	\$885	
Sub-total				\$9,958	\$9,958
Slab on Grade					
6" Concrete slab on grade	555	SQFT	6.25	\$3,469	
Sub-total				\$3,469	\$3,469
Structural Roof Slab and Support					
Steel beams and bar joists supporting roof	53,496	LBS	1.25	\$66,870	
2" Galvanised metal deck	5,944	SQFT	2.20	\$13,077	
Sub-total				\$79,947	\$79,947
Exterior Walls					
4" Brick veneer, 2" r/insulation and 8" CMU reinf and grouted	2,801	SQFT	40.00	\$112,040	
Allow for architectural features	1	LSUM	17,500.00	\$17,500	
Eaves detail	208	LNFT	55.00	\$11,440	
Double doors	2	PAIR	5,500.00	\$11,000	
Bond beams at doors	18	LNFT	22.00	\$396	
Lintel at doors	18	LNFT	20.00	\$360	
Flashing at doors	36	SQFT	6.00	\$216	
Thru wall flashing	416	SQFT	6.00	\$2,496	
Sealant	18	LNFT	4.00	\$72	
Sub-total				\$155,520	\$155,520
Roof Finishes and Accessories					
Single membrane roofing over tapered insulation	5,500	SQFT	12.00	\$66,000	
Skylights- 5' x 5'	8	EACH	750.00	\$6,000	
Upstands at skylights and roof perimeter	579	LNFT	8.00	\$4,632	
Allow for roof drainage	1	LSUM	4,000.00	\$4,000	
Sub-total				\$80,632	\$80,632
Interior Partitions and Doors					
8" CMU partition	4,641	SQFT	16.00	\$74,256	
8" Bond beam	52	LNFT	20.00	\$1,040	
Single door and frame include hardware	6	EACH	990.00	\$5,940	
Double door and frame include hardware	4	PAIR	1,650.00	\$6,600	
Cut and form single door opening in ex exterior wall	1	LSUM	650.00	\$650	
Sub-total				\$88,486	\$88,486
Interior Finishes					
Porcelain tile	2,750	SQFT	15.00	\$41,250	
Ceramic tiles	1,300	SQFT	13.00	\$16,900	
Rubber tiles	700	SQFT	15.00	\$10,500	
VCT	100	SQFT	3.70	\$370	
Sealed concrete	850	SQFT	2.00	\$1,700	
Exposed ceilings - painted	850	SQFT	2.50	\$2,125	
2' x 2' Lay-in ceiling	4,250	SQFT	3.75	\$15,938	
2' x 2' Lay-in ceiling, washable surface	600	SQFT	5.00	\$3,000	
Paint CMU walls	12,708	SQFT	0.60	\$7,625	
Interface/8" CMU next ex. Wall	2,982	SQFT	20.00	\$59,640	
Paint single door and frame	6	EACH	55.00	\$330	
Paint double door and frame	4	EACH	75.00	\$300	
Extra for ceramic tile wainscot 8' high	1,142	SQFT	12.00	\$13,704	
Ceramic tile base	293	LNFT	13.00	\$3,809	
Base (not ceramic)	1,056	LNFT	7.00	\$7,392	
Sub-total				\$184,582	\$184,582
Specialties and Equipment					
Interior glazing	50	SQFT	40.00	\$2,000	
Double tiered lockers	80	EACH	295.00	\$23,600	
Concrete pad below lockers	190	SQFT	7.00	\$1,330	

Mirrors - allow	1	LSUM	4,200.00	\$4,200	
Benches - allow	1	LSUM	4,000.00	\$4,000	
Toilet partition - painted metal	4	EACH	950.00	\$3,800	
Extra for handicapped partition	2	EACH	350.00	\$700	
Urinal screen - painted metal	1	EACH	500.00	\$500	
Office Data and telephone - allow	1	LSUM	11,400.00	\$11,400	
Metal storage shelving - allow	200	SQFT	8.00	\$1,600	
Vanity tops	24	LNFT	250.00	\$6,000	
				\$59,130	\$59,130

Sub-total

Stair

Not Applicable

Sub-total

HVAC

Allowance	6,176	GSF	30.00	\$185,280	
Sub-total				\$185,280	\$185,280

Plumbing

Allowance	6,176	GSF	3.50	\$21,616	
Sub-total				\$21,616	\$21,616

Electrical

Allowance	6,176	GSF	17.40	\$107,462	
Sub-total				\$107,462	\$107,462

Fire Protection

Allowance	6,176	GSF	4.50	\$27,792	
Sub-total				\$27,792	\$27,792

Site Preparation - see Site Work for Scheme 1.50

Site Development - see Site Work for Scheme 1.50

Utilities - see Site Work for Scheme 1.50

TOTAL SUPPORT SPACE				\$1,003,874	<u>\$1,003,874</u>
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Site Work

Demolition:

Demolish the following:

Bituminous roadway and paving	20,235	SQFT	0.70	\$14,165	
Curb and gutter	850	LNFT	4.00	\$3,400	
Concrete stairs appx. 3' w w/ 8 risers and m/railing each side	1	EACH	50.00	\$50	
Concrete sidewalk	360	SQFT	2.00	\$720	
Remove debris from site	1	LSUM	9,750.00	\$9,750	

New Work:

Site excavation

Excavate to reduce levels and form basement	5,243	CUYD	7.00	\$36,701	
Backfill	427	CUYD	8.00	\$3,416	
Dispose of surplus	4,816	CUYD	25.00	\$120,400	
Earth retention/sheeting and shoring	3,445	SQFT	22.00	\$75,790	
Keep water from excavations	1	LSUM	5,000.00	\$5,000	
Excavate to reduce levels for landscape	3,852	CUYD	7.00	\$26,963	
Dispose on site	3,852	CUYD	9.00	\$34,667	
Imported top soil -allow	47	CUYD	35.00	\$1,633	
Grade and seed	1,260	SQFT	3.00	\$3,780	

Hardscape

New bituminous paving on gravel bed	15,975	SQFT	3.25	\$51,919	
Striping	324	LNFT	0.60	\$194	
Curb/gutter - allow	600	LNFT	15.00	\$9,000	
Concrete sidewalk	4,930	SQFT	5.25	\$25,883	
Steps in sidewalk	75	LFR	22.00	\$1,650	
Stone faced concrete retaining wall average 5' high - allow	155	LNFT	800.00	\$124,000	

Rough and fine grade over area	20,905	SQFT	2.00	\$41,810		
Allowances:						
Site lighting	1	LSUM	7,500.00	\$7,500		
Site drainage	1	LSUM	8,000.00	\$8,000		
New trees (20) and removal of existing as required	1	LSUM	40,000.00	\$40,000		
Miscellaneous landscaping at islands, etc.	1	LSUM	10,000.00	\$10,000		
TOTAL SITE WORK				\$656,390	\$656,390	<u>\$656,390</u>

Site Utilities

Demolition:

Demolish the following:

24" RCP Storm drainage pipe	225	LNFT	32.50	\$7,313		
Storm manhole	1	EACH	720.00	\$720		
8" Sanitary sewer	128	LNFT	25.00	\$3,200		
Cut and tap into 8" sewer pipe	2	EACH	850.00	\$1,700		
Fiber optic/electrical	95	LNFT	35.00	\$3,325		
Cut and tap ex f/optic or electrical cable	2	EACH	750.00	\$1,500		
PEPCO single duct with multiple conduits	230	LNFT	65.00	\$14,950		
Cut and tap into PEPCO duct	2	EACH	250.00	\$500		
8" Water main	125	LNFT	25.00	\$3,125		
Cut and tap into 8" water main	2	EACH	incl	\$0		
Misc. associated work	1	LSUM	5,000.00	\$5,000		

New work:

24" RCP Storm drainage pipe	275	LNFT	90.00	\$24,750		
New storm manholes - say 5' 6" deep	4	EACH	2,500.00	\$10,000		
8" Sanitary sewer	168	LNFT	70.00	\$11,760		
New manhole - say 5' 6" deep	3	EACH	2,500.00	\$7,500		
Fiber optic/electrical	120	LNFT	120.00	\$14,400		
Manhole as before but 4' deep	2	EACH	2,000.00	\$4,000		
PEPCO duct with multiple conduits	165	LNFT	150.00	\$24,750		
New manhole - say 5' 6" deep	2	EACH	2,750.00	\$5,500		
8" Water main	160	LNFT	52.50	\$8,400		

TOTAL SITE UTILITIES				\$152,393	\$152,393	<u>\$152,393</u>
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Note : Existing construction trailers with overhead electrical lines - any work in connection with this is EXCLUDED.

Grand Sub-total						\$4,666,296
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Add

General Conditions, Fee and Bond	18%	839,933	\$5,506,229
Design Contingency	15%	825,934	\$6,332,164
Escalation - 24 months to midpoint of construction	16%	1,013,146	\$7,345,310
Construction Contingency - Hidden Conditions, Change Orders	5%	367,265	\$7,712,575

SCHEME 1.50 - ESTIMATED TOTAL COST OF CONSTRUCTION						<u>\$7,712,575</u>
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Add Alternates

Scheme 1.50

Suggested Allowances for the following add ons

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc. Gymnasium - Roof Area 7,770 SF	1 LSUM	\$327,974	\$542,084
Exterior stair access from 1st Floor level - Gymnasium Roof (30' travel)	1 LSUM	\$150,000	\$247,924
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$127,600	\$210,901
Corbelled brick courses at eaves	1 LSUM	\$5,742	\$9,491
Decorative brick patterns, embellishments, multicolor brick	1 LSUM	\$30,000	\$49,585
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gym floor	1 LSUM	(\$9,713)	(\$16,054)
Low odor paint	1 LSUM	\$6,000	\$9,917
Solar hot water system for Gymn lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091

Scheme 3.20

Suggested allowances for the following add ons:

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc. Gymnasium - Roof Area 7,770 SF	1 LSUM	\$327,974	\$542,084
Exterior stair access from 1st Floor level - Gymnasium Roof (30' travel)	1 LSUM	\$150,000	\$247,924
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$127,600	\$210,901
Corbelled brick courses at eaves	1 LSUM	\$5,742	\$9,491
Decorative brick patterns, embellishments, multicolor brick - extent?	1 LSUM	\$30,000	\$49,585
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gym floor	1 LSUM	(\$9,713)	(\$16,054)
Low odor paint	1 LSUM	\$6,625	\$10,950
Solar hot water system for Gymn lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091

Scheme 1.6

Suggested allowances for the following add ons:

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc.			
Gymnasium - Roof Area 7,770 SF	1 LSUM	\$233,075	\$385,232
Stair access from 1st Floor level - Gymnasium Roof (25' travel)	1 LSUM	\$125,000	\$206,603
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$103,200	\$170,572
Corbelled brick courses at eaves	1 LSUM	\$4,644	\$7,676
Decorative brick patterns, embellishments, multicolor brick - extent?	1 LSUM	\$20,000	\$33,057
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gym floor	1 LSUM	(\$6,750)	-\$11,157
Low odor paint?	1 LSUM	\$3,875	\$6,405
Solar hot water system for Gymn lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091